

Certificate of Notice Page 1 of 3  
 UNITED STATES BANKRUPTCY COURT  
 EASTERN DISTRICT OF VIRGINIA

\_\_\_\_\_  
 Alexandria Division

In re GMS Sunset LLC

Case No. 25-11181-BFK

Debtor(s)

Chapter 7

**ORDER OF CONVERSION OF CHAPTER 11 TO CHAPTER 7**

Upon consideration of the record herein and it appearing that the debtor(s) filed a petition under Chapter 11 of Title 11 of the United States Code on June 11, 2025, and subsequently, on September 5, 2025, a motion to convert this case from Chapter 11 to Chapter 7 of Title 11 of the United States Code was filed by Jack Frankel of Office of the U.S.T., and it appearing that this case should proceed as a Chapter 7 pursuant to Title 11 of the United States Code, Section 1112. Accordingly, it is **ORDERED** that:

1. The case is converted to one under Chapter 7 of the Bankruptcy Code;
2. The debtor(s) or trustee, if applicable, shall file a final report and account as required by Federal Rule of Bankruptcy Procedure 1019(e) with the Court within **30 days** of the entry of this order, with a copy to be mailed to the United States Trustee;
3. The debtor(s), pursuant to Local Bankruptcy Rule 1017-1(A), shall file with the Court within **14 days** after the conversion of this case as applicable, either:
  - (a) a schedule of unpaid debts incurred after commencement of original bankruptcy case, and a list of creditors in the format required by the Clerk, **or**
  - (b) a certification that no unpaid debts have been incurred since the commencement of the case.

*[If the debtor fails to file the schedule and list referred to above on the date of conversion of the case, any such subsequent filing shall be treated as an amendment under Local Bankruptcy Rule 1009-1 and the debtor shall be required to give all required notices and distribute all required copies, including copies to the trustee and the United States Trustee.]*

4. **[If individual]** The debtor(s), pursuant to Federal Rule of Bankruptcy Procedure 1019(a)(2), shall file with the Court a Statement of Intention with respect to secured property, if required, within **30 days** of entry of this order or before the first date set for the meeting of creditors in the converted case, whichever is earlier.

5. **[If applicable]** If the Chapter 11 plan had been confirmed, the debtor(s) shall file within **45 days** of the date of this order, pursuant to Federal Rule of Bankruptcy Procedure 1019(e), either:

- (a) a schedule of property not listed in the final report and account acquired after filing of the original petition but before entry of conversion order and a schedule of executory contracts and unexpired leases entered into or assumed after the filing of the original petition but before entry of the conversion order, **or**
- (b) a certification that the schedules already filed accurately reflect the debtor's financial affairs as of the date the case was converted.

6. **[If Individual Debtor and if original case filed on or after October 17, 2005]** The debtor, pursuant to Local Bankruptcy Rule 1017-1(C), shall file with the Court within **14 days** after the conversion of this case Official Form 122A-1, "Chapter 7 Statement of Your Current Monthly Income."

Date: Oct 13 2025

\_\_\_\_\_  
 /s/ Brian F Kenney  
 United States Bankruptcy Judge

NOTICE OF JUDGMENT ORDER  
 ENTERED ON DOCKET  
Oct 15 2025

In re:  
GMS Sunset LLC  
Debtor

Case No. 25-11181-BFK  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0422-9  
Date Rcvd: Oct 15, 2025

User: NataliaNe  
Form ID: pdford4

Page 1 of 2  
Total Noticed: 16

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 17, 2025:

Recip ID	Recipient Name and Address
db	+ GMS Sunset LLC, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742024	+ Amphora Bakery Inc., 294 Sunset Park Dr, Herndon, VA 20170-5219
16742025	+ Business Finance Group, Inc., Richard A. DuBose, One South Street Suite 2200, Baltimore, MD 21202-3281
16742026	+ County of Fairfax DTA, 12000 Government Center Pkwy, Fairfax, VA 22035-0002
16742027	+ Diner DX Inc., 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742028	+ George Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742030	+ Maria Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742031	+ Richard A. Dubose, Gebhardt & Smith, One South St Ste 2200, Baltimore, MD 21202-3343
16742032	+ Steve Bilidas, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742033	+ Sunset Business Park Condo Assn, c/o Rees Broome, 1900 Gallows Road STE 700, Vienna, VA 22182-3886

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+ Email/Text: ustpreion04.ax.ecf@usdoj.gov	Oct 16 2025 01:42:00	UST smg Alexandria, Office of the U. S. Trustee, 1725 Duke Street, Suite 650, Alexandria, VA 22314-3489
16744917	+ Email/Text: va_tax_bk@harriscollect.com	Oct 16 2025 01:43:00	Commonwealth of Virginia Department of Taxation, Department of Taxation, PO BOX 2156, Richmond, VA 23218-2156
16742029	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Oct 16 2025 01:41:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
16742034	+ Email/Text: town.attorney@herndon-va.gov	Oct 16 2025 01:42:00	Town of Herndon, PO Box 427, Herndon, VA 20172-0427
16743701	Email/Text: atltreorg@sec.gov	Oct 16 2025 01:42:00	U.S. Securities and Exchange Commission,, Office of Reorganization,, 950 East Paces Ferry Road, Suite 900,, Atlanta, GA 30326-1382
16742035	+ Email/Text: va_tax_bk@harriscollect.com	Oct 16 2025 01:43:00	Va Dept of Taxation, PO Box 1115, Richmond, VA 23218-1115

TOTAL: 6

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0422-9

User: NataliaNe

Page 2 of 2

Date Rcvd: Oct 15, 2025

Form ID: pdford4

Total Noticed: 16

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 17, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 15, 2025 at the address(es) listed below:**

Name	Email Address
Daniel M. Press	on behalf of Debtor GMS Sunset LLC dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
Erik W. Fox	on behalf of Creditor Sunset Business Condominium Association efox@reesbroome.com rhurley@reesbroome.com;Acruz@reesbroome.com
Jack Frankel	on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
Matthew W. Cheney	ustpreion04.ax.ecf@usdoj.gov
Richard Ashford DuBose, III	on behalf of Creditor Business Finance Group Inc. rdubo@gebsmith.com, dfont@gebsmith.com
Robert P. McIntosh	on behalf of Creditor United States of America Internal Revenue Service Robert.McIntosh@usdoj.gov, USAVAE.RIC.ECF.CIVIL@usdoj.gov;Ramona.ONeil@usdoj.gov;CaseView.ECF@usdoj.gov

TOTAL: 6